

AVAILABLE

# FORMER FREESTANDING RESTAURANT

3350 E FRANKLIN BOULEVARD • GASTONIA, NC 28056

**CBRE**







# PROPERTY OVERVIEW

## PRIME RETAIL LOCATION

Situated in Gaston County, the site is located at one of the strongest retail trade areas in Gastonia. Strong customer traffic is driven by national big box retailers at Franklin Square. Gastonia's proximity to Charlotte, affordable living costs, and revitalized downtown makes the area an increasingly attractive hub for both businesses and residents. Site highlights include:

- 3,354 sq. ft. on 1.63 acres
- Parcel # 138027
- Zoning: General Business District (C-3)
- Built in 1993
- Signalized intersection
- Easily accessible from I-85
- Franklin Square I, II & III averages nearly one million monthly visitors









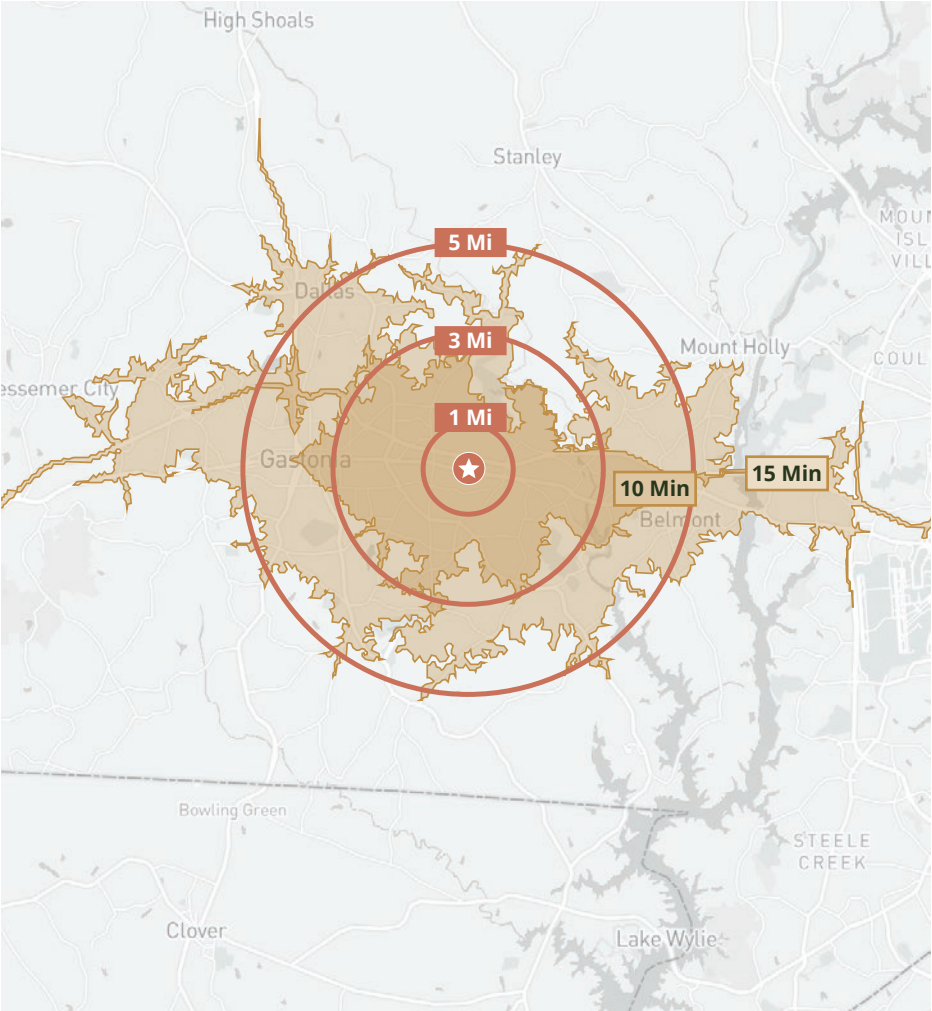
# PHOTOS





# DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	3,869	6,614	\$90,393	1,586	42.8
3 Miles	46,297	48,021	\$71,872	19,394	40.5
5 Miles	114,781	110,565	\$69,903	47,517	40.4
5 Minutes	2,211	7,050	\$82,823	975	44.0
10 Minutes	46,356	53,815	\$70,259	19,660	39.9
15 Minutes	131,550	132,411	\$68,284	54,850	40.2



## BUSINESSES (3 MI)

- 1,842

## EMPLOYEES (3 MI)

- 24,557

## MAJOR EMPLOYERS

- CaroMont Health
- Gaston County Schools
- County of Gaston

## MAJOR TRAFFIC GENERATORS

- Franklin Square I, II, III
- Eastridge Mall
- Akers Center

## AREA HOTELS

- 9 Hotels / 823 Rooms



# TRADE AREA





AVAILABLE

# FORMER FREESTANDING RESTAURANT

3350 E FRANKLIN BOULEVARD ▪ GASTONIA, NC 28056

**KATHERINE SOUTHARD**

First Vice President

+1 704 661 3165

katherine.southard@cbre.com

Lic. NC 253803

**KAITLYN FITCH**

Senior Associate

+1 704 331 1226

kaitlyn.fitch@cbre.com

Lic. NC 313498

**CBRE | CHARLOTTE**

1120 South Tryon Street

Charlotte, NC 28203

+1 704 376 7979

Licensed Real Estate Broker

PER THE REQUEST OF OUR CLIENT, PROPERTIES IN THE PORTFOLIO ARE MARKETING UNPRICED.

[VIEW PORTFOLIO WEBSITE](#)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

